



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

January 15, 2013

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

22 January 15, 2013

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

QUITCLAIM OF BUILDING RESTRICTION NORTH OF SWENSON DRIVE (PRIVATE STREET) IN THE UNINCORPORATED COMMUNITY OF FERNWOOD (SUPERVISORIAL DISTRICT 3) (3 VOTES)

SUBJECT

This action will allow the County of Los Angeles to quitclaim its rights to restrict the erection of buildings or other structures on the properties located north of Swenson Drive (Private Street) in the unincorporated community of Fernwood, which is no longer needed for public use. The quitclaim has been requested by the underlying property owners to clear the encumbrance from the properties' title.

IT IS RECOMMENDED THAT THE BOARD:

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the County's right to restrict the erection of buildings or other structures on the properties located north of Swenson Drive (Private Street) in the unincorporated community of Fernwood is no longer required for present and prospective County use.

3. Authorize the quitclaim of the County's right and interest to the underlying property owners, JANGO, LLC and JEWELD, LLC, both Florida limited liability companies.

4. Instruct the Chairman of the Board of Supervisors to sign the Quitclaim of Restriction documents and authorize delivery to the Grantees.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the project is categorically exempt from the California Environmental Quality Act (CEQA) and allow the County of Los Angeles (County) to quitclaim its right to restrict the erection of buildings or other structures (Building Restriction) on the properties located north of Swenson Drive in the unincorporated community of Fernwood to the underlying property owners, JANGO, LLC and JEWELD, LLC, both Florida limited liability companies, since it no longer serves the purpose for which it was dedicated and is not required for public use.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1). The quitclaim of the Building Restriction will result in added revenue through assessment and taxation and reduce the County's exposure to potential liability.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The applicant has paid a \$1,500 fee to defray the expenses of the investigation. This amount has been deposited into the Road Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The areas of the Building Restriction to be quitclaimed contain approximately 7.35 acres and are shown on the map that is attached to the enclosed Quitclaim of Restriction document.

The County's interest was acquired by Deed recorded on February 29, 2000, Document No. 00-0304459, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, and is vested with the right to restrict the erection of buildings or other structures.

The dedication of the Building Restriction was required as a condition of a Grant of Waiver and Certificate of Compliance for Parcel Map No. 21006, recorded February 29, 2000, as Document No. 00-0304456, because of geologic instability in the area of the restriction.

Mr. Jeffrey Holt of Mountain Geology Inc., on behalf of JANGO, LLC and JEWELD, LLC, the underlying property owners, both Florida limited liability companies, requested the quitclaim of the County's right and interest within the properties in order to clear the encumbrance from the properties' title. The request included a report showing that the property owners have mitigated the unstable conditions that originally gave rise to the Building Restriction. The Departments of Public Works and Regional Planning reviewed the information provided by Mr. Holt and find that the proposed quitclaim area is free from geologic hazards and will not have an adverse effect upon the

stability of the site or adjacent properties.

The enclosed Quitclaim of Restriction document has been approved by County Counsel as to form and will be recorded.

ENVIRONMENTAL DOCUMENTATION

This action is categorically exempt from the provisions of CEQA as specified in Sections 15305 and 15321 of the State CEQA Guidelines, which state that the class of projects consisting of minor alterations in land use, limitations, and actions to revoke entitlements for use, issued and adopted by the regulatory agency, have been determined not to have a significant effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This action will allow for additional property taxes through the quitclaim of the Building Restriction.

CONCLUSION

Please return one adopted copy of this letter and the executed original Quitclaim of Restriction document to the Department of Public Works, Survey/Mapping & Property Management Division, together with a copy of the Board's minute order. Retain the duplicate for your files.

Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The signature is written in a cursive, flowing style.

GAIL FARBER

Director

GF:SGS:mr

Enclosures

c: Auditor-Controller (Accounting Division - Asset
Management)
Chief Executive Office (Rita Robinson)
County Counsel
Executive Office
Department of Regional Planning

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

Lapin & Davis, LLP
9201 W. Olympic Blvd.
Beverly Hills, CA 90212
Attn: Julia M. Davis, Esq

MAIL TAX STATEMENTS TO:

Jango, LLC
P.O. Box 189
Naples, Florida 34106

Space Above This Line Reserved for Recorder's Use

DOCUMENTARY TRANSFER TAX IS \$
() COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
() COMPUTED ON FULL VALUE LESS VALUE OF LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE

Assessor's Identification Number:
4448-024-030 (Portions)

COUNTY OF LOS ANGELES

By _____

QUITCLAIM OF RESTRICTION

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, does hereby remise, release, and forever quitclaim to JANCO, LLC, a Florida limited liability company, all its right, title, and interest in and to that certain right to restrict erection of buildings or other structures, acquired by Deed recorded February 29, 2000, as Document No. 00-0304459, of Official Records, in the office of the Registrar-Recorder/ County Clerk of the County of Los Angeles, within the real property, in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit A and shown and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

Dated January 15, 2013



(COUNTY-SEAL)

COUNTY OF LOS ANGELES,
a body corporate and politic

Mark Ridley-Thomas

By _____
Chairman, Board of Supervisors of the
County of Los Angeles

ATTEST:

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By *[Signature]*
Deputy

Restricted Use Areas N/O Swenson Dr (Pvt St)
(File: C.I. 2323-M (1) Parcels 2EXE & 2EXE.1)
I.M. 129-097 Project ID MPV0000098
S.D. 3 R.D. 336 Project No. M1188107

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 15th day of January, 20 13, the facsimile signature of MARK RIDLEY-THOMAS, Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(COUNTY-SEAL)

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By [Signature]
Deputy

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By [Signature]
Deputy

APPROVED as to title and execution,

_____, 20_____
DEPARTMENT OF PUBLIC WORKS
Survey/Mapping & Property Management Division

Supervising Title Examiner

By _____

EXHIBIT A

RESTRICTED USE AREAS NORTH OF SWENSON ROAD 2-2EXE

Includes: Parcel No. 2-2EXE.1
A.I.N. 4448-024-030
T.G. 629-H1
I.M. 129-097
R.D. 336
S.D. 3
M1188107

LEGAL DESCRIPTION

PARCEL NO. 2-2EXE: (Quitclaim of the right to restrict erection of buildings or other structures)

All that portion of the northeast quarter of the northeast quarter of Section 23, Township 1 South, Range 17 West, S.B.M., shown and designated as PARCEL 7 in deed to the County of Los Angeles, recorded on February 29, 2000, as Document No. 00-0304459, of Official Records, in the office of the Registrar-Recorder/County Clerk of said County.

Containing: 17,740± square feet

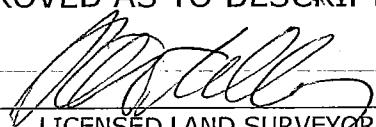
PARCEL NO. 2-2EXE.1: (Quitclaim of the right to restrict erection of buildings or other structures)

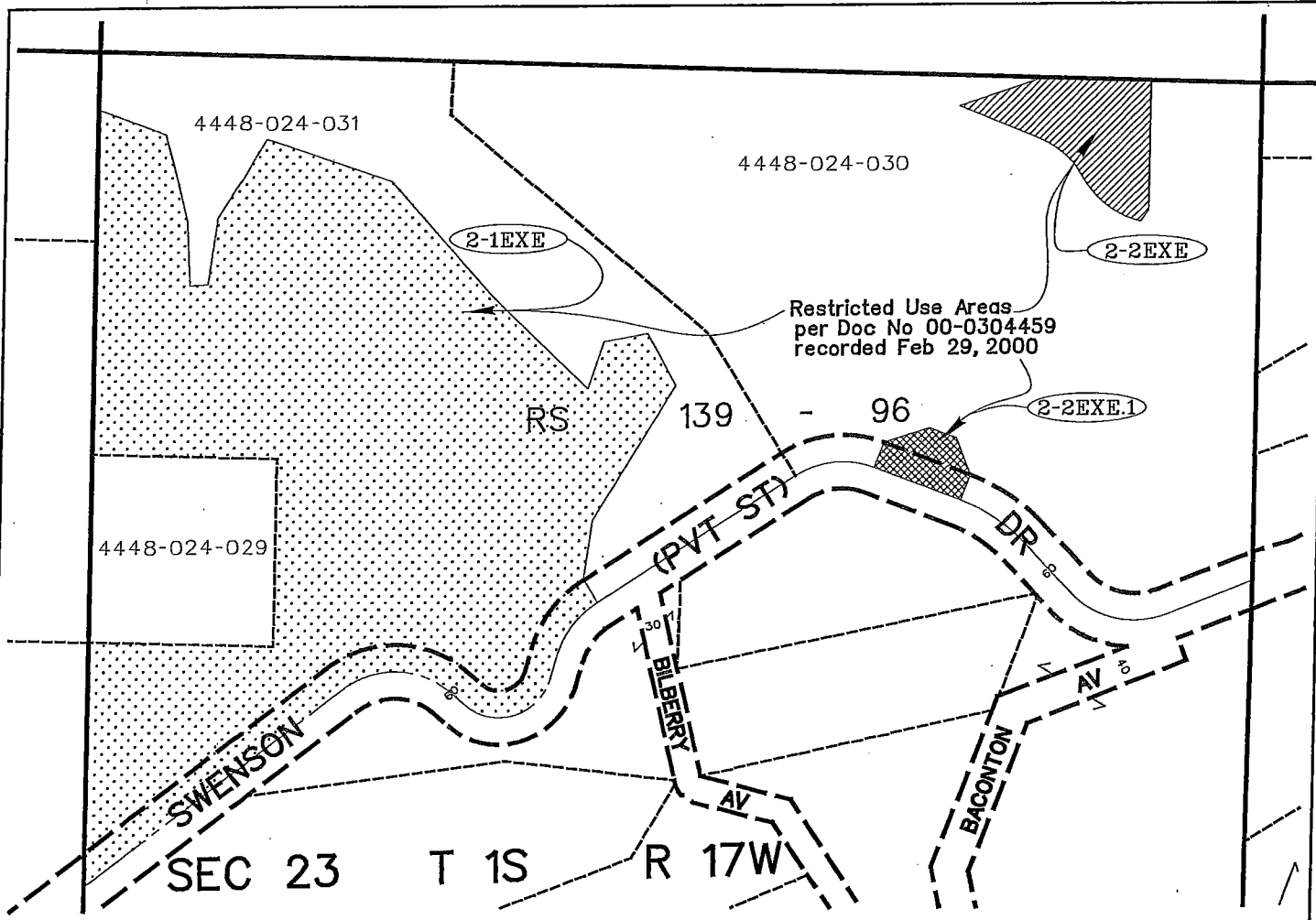
All that portion of the northeast quarter of the northeast quarter of above-mentioned Section 23, shown and designated as PARCEL 8 in the above-mentioned deed to the County of Los Angeles.

Containing: 5,378± square feet

Total area of Parcel Nos. 2-2EXE and 2-2EXE.1: 23,118± square feet



APPROVED AS TO DESCRIPTION	
By	
	LICENSED LAND SURVEYOR
	Los Angeles County Department of Public Works
Dated	DEC. 11, 2012






ALL WITHIN THE UNINCORPORATED
TERRITORY OF THE
COUNTY OF LOS ANGELES

EXHIBIT B

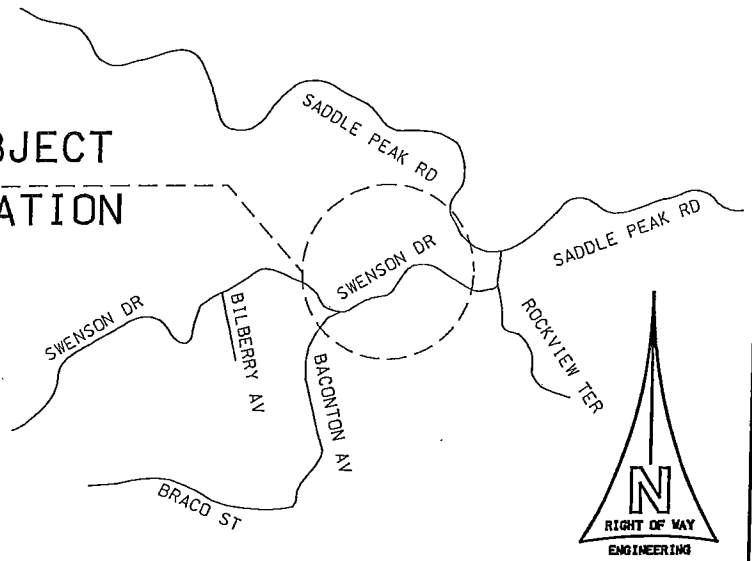
SUBJECT LOCATION

LEGEND

Areas to be quitclaimed

-  Parcel No. 2-1EXE
Area: 6.82± acs.
-  Parcel No. 2-2EXE
Area: 17,740± s.f.
-  Parcel No. 2-2EXE.1
Area: 5,378.19± s.f.

Total Area: 7.35± acs.



REVISIONS	1.	MAP PREPARED BY:	N. SALAZAR
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DEPARTMENT OF PUBLIC WORKS

SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION

SD.	RD.	A.I.N.	T.G.	QUITCLAIM OF RESTRICTED USE AREAS NORTH OF SWENSON DRIVE	DRAWING NO. M1188107
3	336	4448-024-030 & 031	629-H1		
SCALE	DATE	I.M.			
NONE	11-26-12	129-097			

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

Lapin & Davis, LLP
9201 W. Olympic Blvd.
Beverly Hills, CA 90212
Attn: Julia M. Davis, Esq

MAIL TAX STATEMENTS TO:

Jeweld, LLC
P.O. Box 189
Naples, Florida 34106

Space Above This Line Reserved for Recorder's Use

DOCUMENTARY TRANSFER TAX IS \$
() COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
() COMPUTED ON FULL VALUE LESS VALUE OF LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE

Assessor's Identification Number:
4448-024-031 (Portion)

COUNTY OF LOS ANGELES

BY _____

QUITCLAIM OF RESTRICTION

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, does hereby remise, release, and forever quitclaim to JEWELD, LLC, a Florida limited liability company, all its right, title, and interest in and to that certain right to restrict erection of buildings or other structures, acquired by Deed recorded February 29, 2000, as Document No. 00-0304459, of Official Records, in the office of the Registrar-Recorder/ County Clerk of the County of Los Angeles, within the real property, in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit A and shown and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

Dated January 15, 2013

COUNTY OF LOS ANGELES,
a body corporate and politic



(COUNTY-SEAL)

ATTEST:
SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By [Signature]
Deputy

By [Signature: Mark Ridley-Thomas]
Chairman, Board of Supervisors of the
County of Los Angeles

Restricted Use Areas N/O Swenson Dr (Pvt St)
(File: C.I. 2323-M (1) Parcel 1EXE)
I.M. 129-097 Project ID MPV0000098
S.D. 3 R.D. 336 Project No. M1188107

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 15th day of January, 20 13, the facsimile signature of MARK RIDLEY-THOMAS, Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(COUNTY-SEAL)

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By *[Signature]*

Deputy

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By *Julia Weisman*
Deputy

APPROVED as to title and execution,
_____, 20_____
DEPARTMENT OF PUBLIC WORKS
Survey/Mapping & Property Management Division
Supervising Title Examiner

By _____

EXHIBIT A

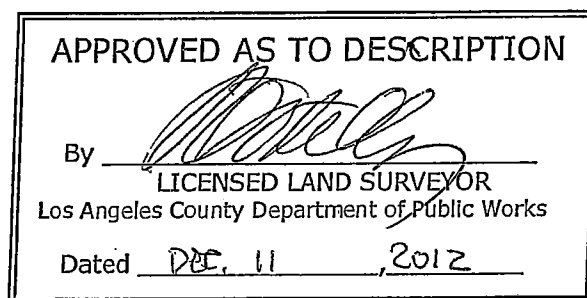
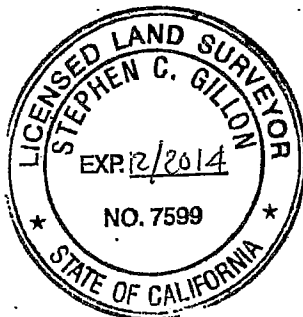
RESTRICTED USE AREAS
NORTH OF SWENSON ROAD 2-1EXE
A.I.N. 4448-024-031
T.G. 629-H1
I.M. 129-097
R.D. 336
S.D. 3
M1188107

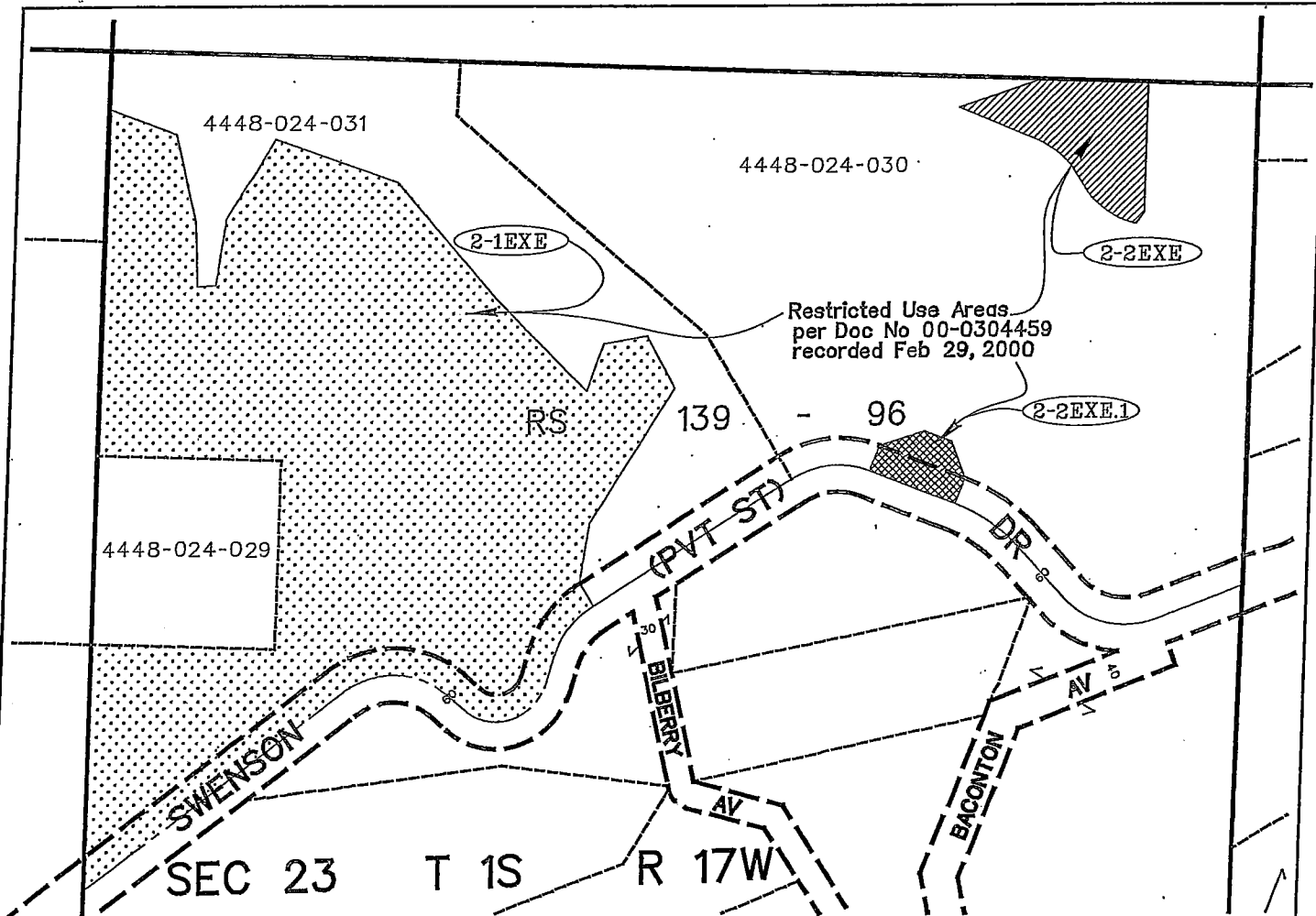
LEGAL DESCRIPTION

PARCEL NO. 2-1EXE: (Quitclaim of the right to restrict erection of buildings or other structures)

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Containing: 6.82± acres





ALL WITHIN THE UNINCORPORATED
TERRITORY OF THE
COUNTY OF LOS ANGELES

EXHIBIT B

SUBJECT LOCATION

LEGEND

Areas to be quitclaimed



Parcel No. 2-1EXE
Area: 6.82± acs.

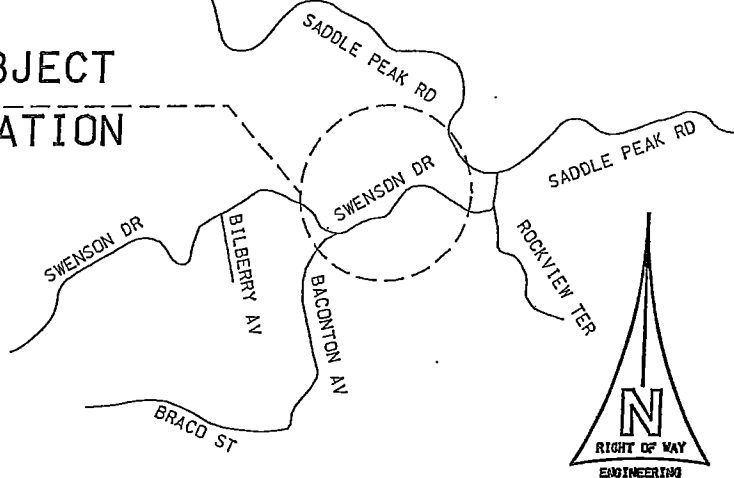


Parcel No. 2-2EXE
Area: 17,740± s.f.



Parcel No. 2-2EXE.1
Area: 5,378.19± s.f.

Total Area: 7.35± acs.



REVISIONS 1.

MAP PREPARED BY: N. SALAZAR

DEPARTMENT OF PUBLIC WORKS

SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION

SD.	RD.	A.I.N.	T.G.
3	336	4448-024-030 & 031	629-H1

QUITCLAIM OF RESTRICTED
USE AREAS NORTH OF
SWENSON DRIVE

DRAWING NO.
M1188107

SCALE	DATE	I.M.
NONE	11-26-12	129-097